



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2018 PAY 2019

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben
Jurisdiction Angola Civil City
Allocation Code T76003
Allocation Area Name Angola

Form Prepared By:

Name Jason Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

1) 2017 Pay 2018 Base Assessed Value of Allocation Area	5,623,781	
2) 2017 Pay 2018 Incremental Assessed Value of Allocation Area	3,301,898	
3) 2017 Pay 2018 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$8,925,679
4) 2018 Pay 2019 Net Assessed Value of Allocation Area	9,544,301	
5) 2018 Pay 2019 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	559,491	
6) 2018 Pay 2019 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2018 Pay 2019 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2018 Pay 2019 Appeals Settlements in Allocation Area	100,000	
9) 2018 Pay 2019 Adjusted Net Assessed Value of Allocation Area		\$8,884,810
10) 2018 Pay 2019 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99542
11) 2018 Pay 2019 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$5,598,024
12) 2018 Pay 2019 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$3,946,277
13) Estimated 2018 Pay 2019 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.2765
14) Estimated 2018 Pay 2019 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$89,837
15) Actual 2017 Pay 2018 Tax Rate for the Allocation Area		2.2765
2018 PAY 2019 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99542

I, Kim Koomler Meyers Auditor, of Steuben County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

7/27/18

Kim Koomler Meyers
County Auditor (Signature)

Kim Koomler Meyers
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

Angola

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

7/27/18
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2018 PAY 2019**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben
Jurisdiction Town of Ashley
Allocation Code T76005
Allocation Area Name Ashley

Form Prepared By:
Name Jason Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

1) 2017 Pay 2018 Base Assessed Value of Allocation Area	114,450	
2) 2017 Pay 2018 Incremental Assessed Value of Allocation Area	6,750	
3) 2017 Pay 2018 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$121,200
4) 2018 Pay 2019 Net Assessed Value of Allocation Area	105,500	
5) 2018 Pay 2019 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2018 Pay 2019 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2018 Pay 2019 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2018 Pay 2019 Appeals Settlements in Allocation Area	0	
9) 2018 Pay 2019 Adjusted Net Assessed Value of Allocation Area		\$105,500
10) 2018 Pay 2019 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.87046
11) 2018 Pay 2019 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$99,624
12) 2018 Pay 2019 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$5,876
13) Estimated 2018 Pay 2019 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.4549
14) Estimated 2018 Pay 2019 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$144
15) Actual 2017 Pay 2018 Tax Rate for the Allocation Area		2.4549
2018 PAY 2019 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.87046

I, Kim Koomler Meyers Auditor, of Steuben County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/27/18
Kim Koomler Meyers
County Auditor (Signature)

Kim Koomler Meyers
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name Ashley

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Robert J. Brown
Commissioner, Department of Local Government Finance7/27/18
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2018 PAY 2019**

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben
Jurisdiction Town of Fremont
Allocation Code T76001
Allocation Area Name Fremont EDA

Form Prepared By:
Name Jason Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

1) 2017 Pay 2018 Base Assessed Value of Allocation Area	21,820,087	
2) 2017 Pay 2018 Incremental Assessed Value of Allocation Area	13,860,740	
3) 2017 Pay 2018 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$35,680,827
4) 2018 Pay 2019 Net Assessed Value of Allocation Area	36,198,307	
5) 2018 Pay 2019 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	38,400	
6) 2018 Pay 2019 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	63,600	
7) 2018 Pay 2019 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	429,450	
8) Estimated Assessed Value Decrease Due to 2018 Pay 2019 Appeals Settlements in Allocation Area	0	
9) 2018 Pay 2019 Adjusted Net Assessed Value of Allocation Area		\$35,794,057
10) 2018 Pay 2019 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00317
11) 2018 Pay 2019 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$21,889,257	
12) 2018 Pay 2019 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$14,309,050	
13) Estimated 2018 Pay 2019 Tax Rate for the Allocation Area (Round to Four Decimal Places)	1.5902	
14) Estimated 2018 Pay 2019 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$227,543	
15) Actual 2017 Pay 2018 Tax Rate for the Allocation Area	1.5902	
2018 PAY 2019 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00317

I, Kim Koomler Meyers, Auditor, of Steuben County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/27/18
Kim Koomler Meyers
County Auditor (Signature)

Kim Koomler Meyers
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name Fremont EDA

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

[Signature]
Commissioner, Department of Local Government Finance7/27/18
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben
Jurisdiction Town of Hamilton
Allocation Code T76004
Allocation Area Name Hamilton

Form Prepared By:
Name Jason Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

1) 2017 Pay 2018 Base Assessed Value of Allocation Area	<u>16,769,047</u>	
2) 2017 Pay 2018 Incremental Assessed Value of Allocation Area	<u>5,238,820</u>	
3) 2017 Pay 2018 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$22,007,867</u>
4) 2018 Pay 2019 Net Assessed Value of Allocation Area	<u>22,054,677</u>	
5) 2018 Pay 2019 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>391,318</u>	
6) 2018 Pay 2019 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>330,000</u>	
7) 2018 Pay 2019 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2018 Pay 2019 Appeals Settlements in Allocation Area	<u>375,000</u>	
9) 2018 Pay 2019 Adjusted Net Assessed Value of Allocation Area		<u>\$21,618,359</u>
10) 2018 Pay 2019 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98230</u>
11) 2018 Pay 2019 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$16,472,235</u>
12) 2018 Pay 2019 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$5,582,442</u>
13) Estimated 2018 Pay 2019 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.1162</u>
14) Estimated 2018 Pay 2019 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$62,311</u>
15) Actual 2017 Pay 2018 Tax Rate for the Allocation Area		<u>1.1162</u>

2018 PAY 2019 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

0.98230

I, Kim Koomler Meyers Auditor, of Steuben County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 7/27/18
Kim Koomler Meyers
County Auditor (Signature)

Kim Koomler Meyers
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Hamilton

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

[Signature]
Commissioner, Department of Local Government Finance

7/27/18
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2018 PAY 2019**

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben
Jurisdiction Town of Hudson
Allocation Code T76002
Allocation Area Name Hudson

Form Prepared By:
Name Jason Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

1) 2017 Pay 2018 Base Assessed Value of Allocation Area	<u>1,278,230</u>	
2) 2017 Pay 2018 Incremental Assessed Value of Allocation Area	<u>4,092,370</u>	
3) 2017 Pay 2018 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$5,370,600</u>
4) 2018 Pay 2019 Net Assessed Value of Allocation Area	<u>6,164,366</u>	
5) 2018 Pay 2019 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>322,300</u>	
6) 2018 Pay 2019 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2018 Pay 2019 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>360,510</u>	
8) Estimated Assessed Value Decrease Due to 2018 Pay 2019 Appeals Settlements in Allocation Area	<u>25,000</u>	
9) 2018 Pay 2019 Adjusted Net Assessed Value of Allocation Area		<u>\$5,456,556</u>
10) 2018 Pay 2019 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01600</u>
11) 2018 Pay 2019 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$1,298,682</u>
12) 2018 Pay 2019 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$4,865,684</u>
13) Estimated 2018 Pay 2019 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.5257</u>
14) Estimated 2018 Pay 2019 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$74,236</u>
15) Actual 2017 Pay 2018 Tax Rate for the Allocation Area		<u>1.5257</u>
2018 PAY 2019 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.01600</u>

I, Kim Koomler Meyers Auditor, of Steuben County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/27/18
Kim Koomler Meyers
County Auditor (Signature)

Kim Koomler Meyers
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name Hudson

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Westley Brown
Commissioner, Department of Local Government Finance7/27/18
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2018 PAY 2019**

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben
 Jurisdiction Town of Orland
 Allocation Code T76005
 Allocation Area Name Orland

Form Prepared By:
 Name Jason Semler
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number (317) 465-1500
 E-mail Address semler@umbaugh.com

1) 2017 Pay 2018 Base Assessed Value of Allocation Area	5,370,838	
2) 2017 Pay 2018 Incremental Assessed Value of Allocation Area	717,864	
3) 2017 Pay 2018 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$6,088,702
4) 2018 Pay 2019 Net Assessed Value of Allocation Area	6,180,308	
5) 2018 Pay 2019 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2018 Pay 2019 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2018 Pay 2019 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	18,760	
8) Estimated Assessed Value Decrease Due to 2018 Pay 2019 Appeals Settlements in Allocation Area	50,000	
9) 2018 Pay 2019 Adjusted Net Assessed Value of Allocation Area		\$6,111,548
10) 2018 Pay 2019 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00375
11) 2018 Pay 2019 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$5,390,979
12) 2018 Pay 2019 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$789,329
13) Estimated 2018 Pay 2019 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.8731
14) Estimated 2018 Pay 2019 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$14,785
15) Actual 2017 Pay 2018 Tax Rate for the Allocation Area		1.8731
2018 PAY 2019 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00375

I, Kim Koomler Meyers Auditor, of Steuben County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

7/27/18

Kim Koomler Meyers
 County Auditor (Signature)

Kim Koomler Meyers
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

Orland

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

Date (month, day, year)

7/27/18
 Date (month, day, year)